

Town council Meeting, Wednesday, March 16, 2022

My name is Sidney F. Van Zandt of 3 Front Street, Noank, CT. 06340. I have been involved/ concerned with the saving of Open Space and the protection of water, both for drinking water as well as estuaries that run into Fishers Island/ Long Island Sound, as well as stormwater runoff issues in projected developments. ( see my March 1, 2022 statement to you for background.)

I wish to bring in some history to former development projects here in Groton.

The first was a developer most of the way up Hazelnut Hill Road above the Pequot Clinic which is about one block north of here. He had gone through the planning permit stage after months of upgrading from some large buildings to smaller homes. However, he decided to not go forward as the town stated he had to bring sewer and water facilities up the hill at his expense. He backed out after that because he said "These are \$200,000 homes, not \$700,000 homes."

So, though I have not seen the agreement the Town Council has signed with Mr. Quinn and the one they tentatively planned to sign tonight, I would hope that the agreement states that he would be covering all expenses for this development and not the taxpayers of Groton.

The second was a road proposal bond issue to go from Route 117, out here, all the way up these hills to Flanders Road that was turned down twice by Groton voters because of the cost of building as well as stormwater runoff.

I have included a report from the Environmental organization called "Save the Sound" that was put out after the proposed development on land on RT 184 of a small shopping area that turned out to be a Walmart. They figured run-off of 12,000 cars a day would drain into Hempstead Brook. It would have occupied about 11 acres (rumor has 14 for this project) and enough hard surface to generate almost 300,000 gallon of stormwater in 1 inch of rainfall. – Note the big Box in this attachment is pictured with a drain at the bottom corner.

Do you know where that drain would go? –The land below this boundary would cross onto private/public property purchased by and owned by GOSA (Groton Open Space Association). 63 acres purchased in 2010 called the "Sheep Farm", and next to it "Sheep Farm South" purchased in April 2021 of 104 acres. All the funds came from grants from the State of CT as well as foundations and private individuals.

What sort of pipe are you going to insist on that sends the runoff from this project of 14 acres somewhere else. How are you going to deal with **Section 8-2(b) of the CT General Statutes that requires the Town to protect Long Island Sound in its regulations: "In any municipality that is contiguous to Long Is land Sound, the regulations adopted under this section shall be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound, and shall be designed to reduce hypoxia, pathogens, toxic contaminates and floatable debris in Long Island Sound. Such regulations shall provide that the commission consider the environmental impact on Long Island Sound of any proposals for development."**

( I should add that finally this regulation was added to Groton's planning and zoning regs. I also urge a review by the IWA as well.).

These comments should also apply to property being considered on the west side of that hillside up Paulson Road just to the north of us on Rt 117. That runoff would also be into our reservoir.

I would suggest that you ask our Town Manager John Burt and the Planning Department to bring for your review records of the years of drama 2006- 2008 that arose from the development proposal for a Walmart on Rt 184 with run-off going from an 18" pipe they expanded to 4 feet to allow the water to fall 100 feet into Hempstead Brook and from there into our reservoir.

Our Shellfish Commission stated there would be an immediate die-off of all shellfish in the Poquonnock River after Public works had added the necessary ingredient to the Reservoir so that you and I could drink it.

I urge you to request input from specialists in land and water for your education.

**BUT MOST IMPORTANT I URGE YOU TO TURN DOWN THIS APPLICATION.**